

Message Text

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ACTION NEA-10

INFO OCT-01 ISO-00 FBOE-00 A-01 L-03 /015 W

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R 281412Z JUN 75

FM AMEMBASSY SANA

TO SECSTATE WASHDC 5838

UNCLAS SANA 1678

E. O. 11652: N/A

TAGS: AFSP, YE

SUBJECT: PROJECTED ADDITIONS TO RESIDENCE

REF: A) SANA 1258; B) STATE 131553; C) SANA 1459 (PARA 2); AND,
D) STATE 140463

1) AFTER MANY ATTEMPTS TO PIN DOWN LANDLORD OF RESIDENCE,
EMBASSY FINALLY DID SO. LANDLORD'S QTE FINAL UNQTE PROPOSAL
IS:

A) HE WILL BUILD ADDITIONS DESCRIBED IN REFTEL (A).

B) HE WILL EXTEND LEASE UP TO NINE YEARS. PRESENT LEASE
EXPIRES JULY 1, 1980.

2) FOR THESE CONSIDERATIONS LANDLORD ASKING:

A) RENT BE INCREASED FROM PRESENT AMOUNT (\$12,600 PER YEAR)
TO \$39,800 PER YEAR FOR NINE (9) YEARS. (THIS WOULD INCLUDE

ABOUT \$5000 RENT TO AMORTIZE COST OF NEW CONSTRUCTION OVER
NINE YEARS)

B) ONE YEAR ADVANCE REQUESTED TO ENABLE PROCEED CONSTRUCTION
OF ADDITIONAL SPACE.

3) IN ALL HONESTY POST MUST ADMIT THAT THIS FIGURE FOR
INCREASED RENT IS THE CLOSEST THING TO OPEN ROBBERY SEEN TO

DATE IN YEMEN.

4) HOWEVER, ADVANTAGES OF KEEPING THIS PROPERTY FOR NINE
YEARS ARE MANY:

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A) THE QTE RESIDENCE UNQTE HOUSES, ALONG WITH THE

AMBASSADOR, ONE TCU FAMILY (WIFE PLUS ONE DEPENDENT),
AMBASSADOR'S SECRETARY, AND UNTIL RECENTLY THE POST NURSE.
THE AMBASSADOR'S FAMILY IS LARGE AND A FIFTH APARTMENT IS
BEING OCCUPIED BY HIS FAMILY.

B) EMBASSY EFFORTS OVER THE YEARS HAVE TURNED THE WHOLE AREA
INTO A VERY PLEASANT COMPLEX WITH GRASS, SPORTING FACILITIES,
NEATLY LAID OUT GROUNDS, AND IN COMPLETE HARMONY WITH THE
ADJACENT CHANCERY BUILDING.

5) ALTHOUGH POST'S INITIAL REACTION TO TRIPLE INCREASE
REQUEST WAS ONE OF HORROR, BREAKING DOWN COSTS OVER FOUR AND
POSSIBLY FIVE LIVING UNITS MAKES IT MORE PALATABLE. (APPROXIMATELY
\$10,000/YEAR FOR FOUR UNITS, ONE WHICH IS THE
AMBASSADOR'S RESIDENCE*) SINCE PRESENT RENT WAS FIXED FIVE
YEARS AGO, EQUITABLE RENT FOR EXISTING STRUCTURE (LESS NEW
CONSTRUCTION) IS AT LEAST DOUBLE PRESENT RATE.

6) FURTHER CONSIDERATION WAS ALSO GIVEN IN THAT, SHOULD
ANOTHER SUITABLE AMBASSADOR RESIDENCE COME ON MARKET OVER THE
NEXT NINE YEARS, WE STILL HAVE STAFF APARTMENTS (SIX) LOCATED
ON COMPOUND AND CERTAINLY SUITABLE FOR U.S.G. USE.

7) ANOTHER IMPORTANT FACTOR - SECURITY WAS ALSO STUDIED.
PRESENT AND FUTURE SECURITY PLANS HAVE ALL BEEN DESIGNED SO

THAT CHANCERY AND RESIDENCE GROUNDS ARE BOTH FULLY SECURED.
ALL SECURITY LIGHTING, ALL SECURITY FUNDS, ALL SECURITY
PREVENTIVE MEASURES, HAVE BEEN AIMED AT BOTH PROPERTIES AND
ARE INTEGRATED AND FUNCTIONING FAIRLY SMOOTHLY. EVEN
RECENTLY RAISED SECURITY WALL SURROUNDS BOTH PROPERTIES.

8) THEREFORE, FOR REASONS OUTLINED IN THIS TELEGRAM PLUS
PREVIOUS TELEGRAMS, POST REQUESTS THAT DEPARTMENT CONSIDER
FAVORABLY THE PROPOSED INCREASE. OF COURSE POST WILL BE DOING
EVERYTHING POSSIBLE TO GET A RENT REDUCTION AND WILL ADVISE
IF WE HAVE ANY LUCK.

9) PLEASE ADVISE.
SCOTES

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